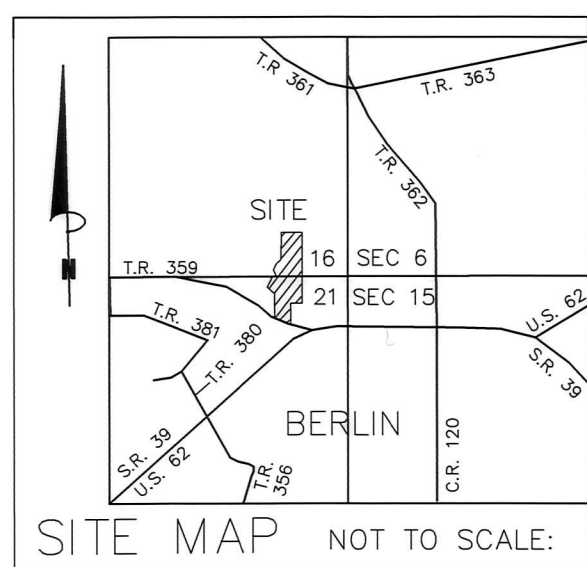


GARDEN VIEW SUBDIVISION REPLAT No. 1

REPLAT OF
GARDEN VIEW SUBDIVISION (P. 2-417) LOT 2
AND
GARDEN VIEW SUBDIVISION REPLAT OF LOTS 1 and 3 (P. 2-517) LOT 4
(FINAL)

20190001043
S: 2 P: 576
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
03/07/2019 11:47 AM
PLAT LARGE - 86.40
PAGES: 1

ORV 267 PGS 892,
894,
896 +
898



AGENT:
SAM YODER
5029 T.R. 359
MILLERSBURG, OHIO 44654
PH: 330-893-3411

REFERENCES:

- DEED VOL. 207 PAGE 298
O.R. VOL. 237 PAGE 3326
O.R. VOL. 226 PAGE 2937
O.R. VOL. 237 PAGE 3323
O.R. VOL. 251 PAGE 7178
O.R. VOL. 236 PAGE 121
O.R. VOL. 224 PAGE 580
PLAT VOL. 2 PAGE 417
PLAT VOL. 7 PAGE 149
PLAT VOL. 8 PAGE 377, 487, 798 & 799
PLAT VOL. 10 PAGE 186
PLAT VOL. 12 PAGE 800
PLAT VOL. 14 PAGE 336
PLAT VOL. 15 PAGE 103
PLAT VOL. 16 PAGE 667
PLAT VOL. 17 PAGES 47, 56 & 208
PLAT VOL. 19 PAGE 857
PLAT VOL. 2 PAGE 517
PLAT VOL. 19 PAGE 3102
BEARINGS FROM PLAT VOL. 2 PAGE 417

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) VACATE LOT 3 OF SOMERSET ALLOTMENT No. 1
ACTION 2) ANNEX 0.079 ACRES FROM ATLEE A. and LIZZIE A. RABER, CO-TRUSTEES TO YODER S, LLC
ACTION 3) CONSOLIDATE YODER S, LLC PARCELS INTO A NEW 7.771 ACRE LOT 6
ACTION 4) RESURVEY BALANCE OF ATLEE A. and LIZZIE A. RABER, CO-TRUSTEES TO A NEW 2.277 ACRE LOT 7

AREA IN LOTS 10.048 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 10.048 ACRES.

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 5 OF GARDEN VIEW SUBDIVISION REPLAT OF LOTS 1 AND 3 AND THE OWNERS OF LOTS 6 & 7 OF GARDEN VIEW SUBDIVISION REPLAT No. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS GARDEN DRIVE. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL OWNERS ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSES TO USE SAID PRIVATE ROAD.

NOTE:

THERE SHALL BE NO ADDITIONAL PARCELS APPROVED ON THIS EXISTING PRIVATE ROAD. THERE SHALL ALSO BE NO ADDITIONAL STRUCTURES CONSTRUCTED WITHIN THE RIGHT OF WAY.

ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the undersigned owners acknowledgment of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

Atlee A. Raber 10-12-18 DATE
ATLEE A. RABER, CO-TRUSTEE
Lizzie A. Raber 10-12-18 DATE
LIZZIE A. RABER, CO-TRUSTEE
Edwin Weaver 10-2-18 DATE
EDWIN N. WEAVER
Ruth R. Weaver 10-2-18 DATE
RUTH R. WEAVER
Sam Yoder 10/2/18 DATE
YODER S, LLC / SAM YODER, PRINCIPAL MEMBER

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES.

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 82 West Clinton Street Millersburg, Ohio 44654

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES 30' OFF ROAD RIGHT OF WAY
No further splits will be permitted without replating said lots.

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby dedicate this plan of subdivision with our free consent and establish the minimum building restriction lines

Atlee A. Raber 10-12-18 DATE
ATLEE A. RABER, CO-TRUSTEE
Lizzie A. Raber 10-12-18 DATE
LIZZIE A. RABER, CO-TRUSTEE
Sam Yoder 10/2/18 DATE
YODER S, LLC / SAM YODER, PRINCIPAL MEMBER

CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 5, 6 & 7, their heirs and assigns, the 50 foot Private Road to be known as Garden Drive for the purposes of ingress and egress as shown on this plan of subdivision.

Atlee A. Raber 10-12-18 DATE
ATLEE A. RABER, CO-TRUSTEE
Lizzie A. Raber 10-12-18 DATE
LIZZIE A. RABER, CO-TRUSTEE
Edwin Weaver 10-2-18 DATE
EDWIN N. WEAVER
Ruth R. Weaver 10-2-18 DATE
RUTH R. WEAVER
Sam Yoder 10-2-18 DATE
YODER S, LLC / SAM YODER, PRINCIPAL MEMBER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled GARDEN VIEW SUBDIVISION REPLAT No. 1 meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install a private water system for one, two or three family dwellings on any lot is dependant on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Michael Durr MBA 10/20/18 DATE
Health Commissioner

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

David P. Miller 10/17/18 DATE
Holmes Soil and Water Conservation District

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

David P. Miller DATE
Chairman, County Commissioners

CERTIFICATE OF THE APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

Donald C. Baker P.S. 10/17/18 DATE
County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Sam Yoder 10/22/18 DATE
Holmes County Planning Commission

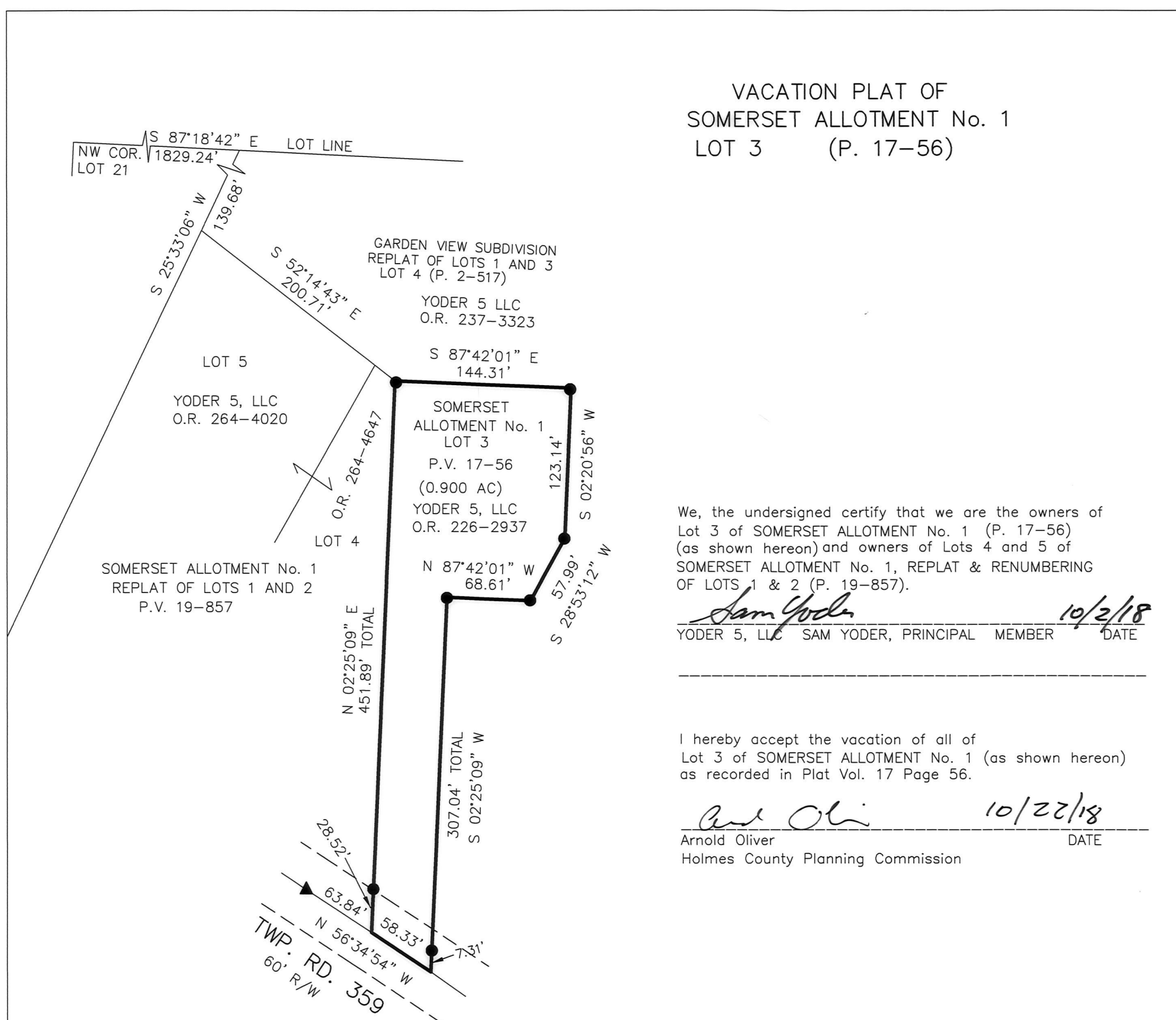
CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker 9-25-2018 DATE
Donald C. Baker P.S. 6938

TRANSFER NOT NECESSARY

DATE *March 07, 2019*
AUDITOR *John P. ...*



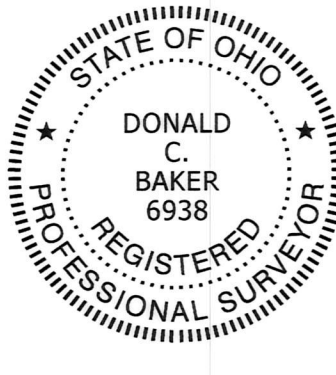
VACATION PLAT OF SOMERSET ALLOTMENT No. 1 LOT 3 (P. 17-56)

We, the undersigned certify that we are the owners of Lot 3 of SOMERSET ALLOTMENT No. 1 (P. 17-56) (as shown hereon) and owners of Lots 4 and 5 of SOMERSET ALLOTMENT No. 1, REPLAT & RENUMBERING OF LOTS 1 & 2 (P. 19-857).

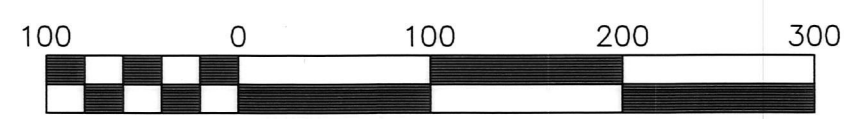
Sam Yoder 10/2/18 DATE
YODER S, LLC / SAM YODER, PRINCIPAL MEMBER

I hereby accept the vacation of all of Lot 3 of SOMERSET ALLOTMENT No. 1 (as shown hereon) as recorded in Plat Vol. 17 Page 56.

Arnold Oliver 10/22/18 DATE
Arnold Oliver
Holmes County Planning Commission



BAKER SURVEYING, LLC
138 N. CLAY ST.
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027



Scale 1" = 100'
File name: C:\WORK4\S-427-18 FDB\VD DATE: JULY 31, 2018

BERLIN TOWNSHIP
1ST. QTR., LOTS 16 & 21
T-9 N; R-6 W
HOLMES COUNTY, OHIO

- STONE FOUND
- ▲ R.R. SPIKE FOUND
- ▲ 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET I.D. CAP MARKED "BAKER 6938"